



Bel Air

Marsh Lane, Hungerford, Berkshire, RG17 0QN





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£1,100,000

A substantial detached house that has been considerably extended and improved to create a very comfortable family home.

Description

The accommodation is arranged over three floors and includes good hall space, a useful cloakroom and utility room and a separate study. The kitchen has a contemporary range of units which flow through to a large dining room to create a very sociable space. There is also a conservatory overlooking the garden and a formal sitting room with a fireplace. On the first floor there are four well balanced bedrooms, one of which has an ensuite. A further staircase leads to the top floor where there is a bedroom, shower room and walk-in wardrobe. Outside there is a double garage, a good driveway and a further outbuilding. There are paved seating areas, mature shrubs and a sizeable water feature.

Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

Directions

From our office turn right down the High Street and first left into Church Street. Continue into Smitham Bridge Road and take the fifth right turn into Marsh Lane. Bel Air will be found around on the left hand side.

- Entrance Hall
- Utility
- Cloakroom
- Study
- Kitchen
- Dining Room
- Conservatory
- Sitting Room
- Five Bedrooms
- Two En-Suites
- Shower Room
- Family Bathroom
- Double Garage
- Driveway
- Garden



Floor Plan



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Entrance Hall

Tiled floor. Radiator.

Utility

10'4" x 7'7". Wall and base units. Plumbing for automatic washing machine. Appliance space.

Cloakroom

With a w.c. and wash hand basin. Radiator.

Study

12'11" x 10'5" max. Radiator.

Kitchen

13'5" x 9'9". Fitted with a contemporary range of units with drawers, work surfaces over and upstand. Built-in electric oven, grill, hob and extractor. Tiled floor. Opening to:-

Dining Room

27' x 11'8". An extension to the kitchen area with a generous breakfast bar and further units. Radiator. Door to:-

Conservatory

12'9" x 11'. Wood burning stove. Wood effect flooring. Double glazed patio door to garden.

Sitting Room

18'1" x 12'. Feature fireplace. Decorative arches. Radiator. French doors to garden.

Staircase gives access to landing

Bedroom 1

18'3" x 10'4". Fitted wardrobe and shelving. Wood effect flooring. Opening to:-

En-Suite Bathroom

Roll top bath, wash hand basin and w.c. Tiled floor and surrounds.

Bedroom 2

18'2" x 13'1". Fitted wardrobes and drawers.

Bedroom 3

14'10" x 10' max.

Bedroom 4

11'8" x 10'11". Built-in wardrobe.

Shower Room

Shower enclosure, wash hand basin, w.c. and bidet. Radiator.

Bathroom

With a corner bath, w.c. and generous shower enclosure. Wood effect flooring. Radiator.

Staircase gives access to second floor

Bedroom 5

16' x 13'1". Walk-in wardrobe.

En-Suite Shower Room

With a shower enclosure and w.c. Tiled floor and surrounds. Chrome finished heated towel rail.

Double Garage

With twin up and over doors. Storage room above.

Outside

There is a good driveway for off road parking and garden areas to either side that includes a pool area (not in use) with detached pool house/games room, paved seating areas and a lovely water feature with rockery and shrubs.

Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



EPC

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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